

# 11 Lon Y Goetre Fach,

St. Fagans, Cardiff, CF5 6FQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£335,000**



Town House

4

2

3

2

# Property Description

**\*\* TOWN HOUSE \*\* FOUR BEDROOMS \*\*  
ENSUITE AND FAMILY BATHROOM \*\* A**

beautifully presented and four bedroom mid terrace family home in a sought after modern development. Entrance hallway, study/bedroom four, cloakroom, spacious kitchen/dining room quality fitted kitchen with integrated appliances. To the first floor is a central landing, lounge, three good sized bedrooms, ensuite shower room and a family bathroom. Gas central heating, uPVC double glazing. Rear garden. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,050 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

This executive family property is situated in the increasingly popular suburb of St Fagans set on the sought after Parc Rhydlafer development. The property is set in semi rural surroundings but is approximately five miles from Cardiff city centre and is ideally located for major motorway links. The property is within the catchment area for Radyr Comprehensive School.

## ENTRANCE

Entered via paved pathway with shrub borders, to front door.

## HALLWAY

13' 4" x 4' 4" (max) (4.08m x 1.33m)  
Entered via double glazed composite front door into hallway. Glazed doors to study/bedroom four and kitchen/dining room. Doors to WC and double storage cupboard housing the gas combination boiler. Herringbone style LVT (Luxury Vinyl Tile) flooring. Radiator. Stairs to first floor.

## STUDY/BEDROOM FOUR

9' 1" x 6' 0" (2.77m x 1.85m)  
uPVC double glazed window to front. LVT flooring. Radiator.

## KITCHEN/DINING ROOM

20' 0" x 12' 10" (max) (6.11m x 3.92m)  
A beautifully presented, open-plan space with uPVC double glazed French patio doors to rear. LVT flooring. Under stair cupboard.

Modern column radiator. The newly installed kitchen is fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer, with complementary work tops. Electric induction hob and oven. Integrated fridge/freezer and dishwasher. Tiled splash backs. Spotlights.

## CLOAKROOM

5' 4" x 2' 9" (1.63m x 0.85m)  
Fitted with low level WC and corner pedestal wash hand basin. LVT flooring. Tiled splash backs. Extractor fan. Radiator.

## FIRST FLOOR

### LANDING

Doors to lounge and bedroom one. Stairs to second floor. Radiator.

### LOUNGE

12' 10" x 10' 2" (3.93m x 3.11m)  
uPVC double glazed window to front. Radiator.

### BEDROOM ONE

12' 10" x 9' 10" (3.92m x 3.01m)  
uPVC double glazed window to rear. Radiator. Door to en-suite.

## EN-SUITE

7' 0" x 5' 1" (2.15m x 1.55m)  
Modern low level WC, pedestal wash hand basin and fitted shower with sliding glass screen. Tiled flooring and splash backs. Extractor fan. Radiator.

## SECOND FLOOR

### LANDING

Doors to two bedrooms and the family bathroom. Loft access.

### BEDROOM TWO

12' 7" (max) x 11' 5" (max) (3.86m x 3.49m)  
Double glazed Velux window to rear. Radiator. Storage cupboard/wardrobe.

### BEDROOM THREE

12' 9" x 8' 9" (3.89m x 2.67m)  
uPVC double glazed window to front. Radiator. Storage cupboard.

### BATHROOM

6' 2" x 5' 6" (1.90m x 1.70m)  
Low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Tiled flooring and splash backs. Extractor fan. Radiator.

## OUTSIDE

### REAR GARDEN

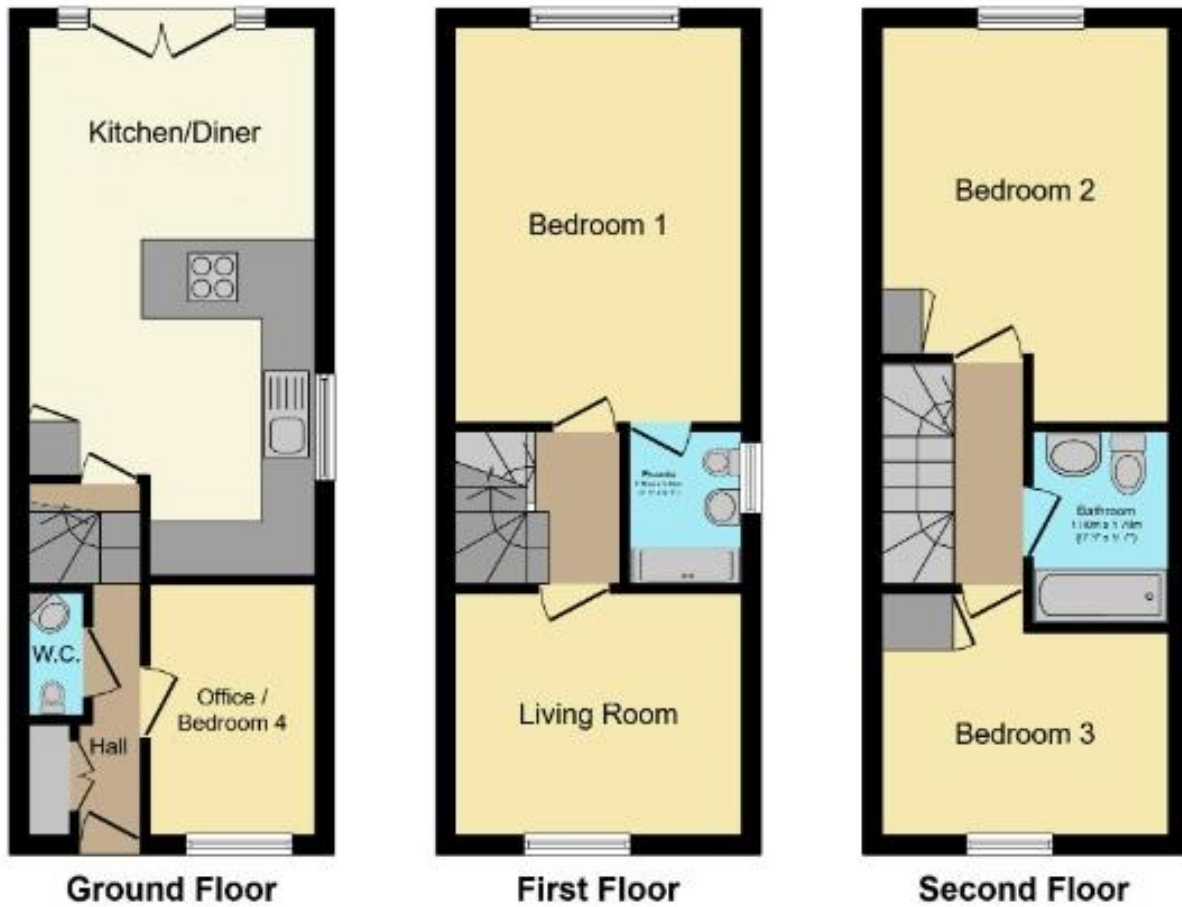
Mainly laid to lawn with paved patio and pathway to rear gate leading to two parking spaces. Boundary fence. Garden shed. Outside tap.



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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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